

ગામ નમુનો નંબર ૬ - રૂક પત્રક

જીલ્લો: વડોદરા

તાલુકો: વડોદરા

મોજો: ધનોરા

નોંધ નં : તારીખ :	નોંધની વિગત	ફેરફારને સંબંધિત સરવે/બ્લોક નંબર અને પેટા હિસ્સો તથા તેનો ખાતા નંબર	અગાઉની નોંધણી નોંધની ક્રમાંક/તારીખ	તપાસણી કરનાર અધિકારી નો શેરો અને સહી/તારીખ તથા નામ/ હોદ્દો
૧૫૩૭ 15/11/2013 કબજેદાર નામફેર	બીનખેતી જમીનના નોંધ- વડોદરા(ગામ) નોંધ-ધનોરા ગામે બીનખેતીના ખાતા વાળી જમીન ક્ષેત્રમ નંબર-૩, માં જથ્થાવેલ બીનખેતીની જમીનના હાલના કબજેદાર નામ-મે. ઇશ્વર સ્વશીયાલીટી કેમીકલ્સ પ્રા. લી. ના નામે બીનખેતી ખાતે ચાલે છે આ ખાતાની બીનખેતીની જમીન અંગે નામદાર ફાઇલ ફાઇલ બીનખેતીના Company scheme petition no. 258 of 2012 Connectec with Company summons for direction no. 112 of 2012 અન્વયે તા.05/09/2012ના આખરી હુકમ અન્વયે સદર કંપની જયંત એવો ઓર્ગેનાઇઝેશન લીમીટેડ સાથેની ચેકનીકરણની ચોજનાથી એકત્ર કરવા હુકમ થયેલ છે હુકમ અન્વયે સુપરીટેન્ડન્ટ ઓફ સ્ટેમ્પ્સની કચેરી, ગાંધીનગર ખાતે તા.23/04/2013ના રોજ ચાલણ નંબર 599 થી 596 થી સરકારશ્રીમાં સ્ટેમ્પ કટુટીની રકમ ભરવાઇ કરેલ હોય જે અંગેનું પ્રમાણપત્ર રજુ થયા બાદ સદર કંપનીનું નામ જયંત એવો ઓર્ગેનાઇઝેશન લીમીટેડ કરેલ છે જે કંપની નું નામ ફેરફાર કરવા આવેલ અરજી, પ્રમાણપત્રની નકલ નોંધદાર ફાઇલમાં, બીનખેતી હુકમની નકલ તથા તે હુકમનું ગુજરાતી અનુવાદની નકલ રજુ થયા બાદ કબજેદાર નામફેર કરવા નોંધકરી --બીનખેતી રે.સ.નં. નંબર-૨૯૬, ૨૯૭, ૨૯૮/૧ અને ૩૦૦ પૈકી અનુક્રમે શ્રે. ૧-૪૧-૬૪, ૦-૩૫-૪૧, ૦-૬૭-૭૯, ૦-૪૬-૫૪ તથા ૦-૬૧-૭૧ કુલ શ્રે. ૩-૫૩-૦૯ વાળી બીન ખેતીની જમીન અંગે કબજેદાર નામફેર	મોજો ધનોરા તા.જી.વડોદરાનાં રે.સ.નં.૨૯૬,૨૯૭,૨૯૮,૨૯૯/૧ વાળી બીનખેતીની જમીન		ક્ર.પી

ગામ નમુનો નંબર ૬
વડોદરા (ગામ)



DHANORA

**Ihsedu Speciality
Chemicals Pvt. Ltd**

**Deed of Conveyance for an
Immovable Property being lands
bearing Revenue Survey No.296,
297, 298, 299/1 and 300**

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THIS DEED OF CONVEYANCE executed at Vadodara on this
day of January 2007, by

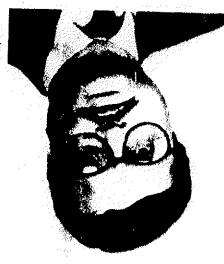
Taluka & District Vadodara,
for the sum of Rs.3,53,09,000/=

Deed of Conveyance for an Immovable Property being lands
bearing Revenue Survey No.296, 297, 298, 299/1 and 300,
admeasuring 14164, 3541, 6779, 4654 and 6171 sq.mts.
Totally admeasuring 35309 sq.mts. of mouje village Dhanora,

2007

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GUJ/SOS/AUTH/AV/19/2005

Vadodara. *Accepted*

Race Course Circle.

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Vadodara. *Accepted*

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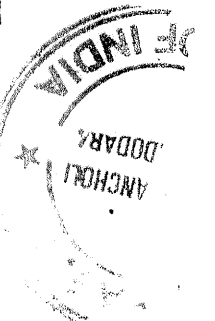
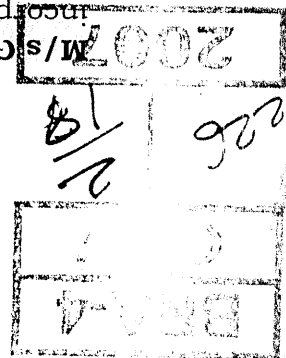
Gujarat Carbon & Industries Limited, a company, incorporated under the Companies Act, 1956, registered under Sr.No.2615 on 15/4/1994, with the Registrar of Companies, Gujarat, and having its Registered Office at Ofel Towers, 6th Floor, R.C. Dutt Road, Vadodara, having IT Permanent Account No. AACG7273L, hereinafter referred to as "the Owner/Vendor" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its chairman, managing directors, directors, administrators, assignees etc.).

In favour of

Isvedu Specialty Chemicals Pvt. Ltd., a company incorporated under the Companies Act, 1956, registered under Sr.No.U24117MH 2006 PTC 16642 on 8/9/2006, with the Registrar of Companies, Maharashtra, and having its Registered Office at Akhandanand, 38 Marol Cooperative Industrial Estate, Office at M.V.Road, Sakinaka, Andheri (East), Mumbai 400059, having IT Permanent Account No.AABC15616G, hereinafter referred to as "the Purchaser/ Buyer" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its chairman, managing directors, directors, administrators, assignees etc.).

Whereas the land bearing Revenue Survey No.296 of village Dhanora, Taluka & District Vadodara, was originally belonged to the ownership of Smt.Bai Chanchal and as per the order of the Mamlatdar, dated 2/3/1972, the protected tenant Shri Samantsinh Pahadsinh Gohil had paid sale price to Bai Chanchal and the Government has mutated and registered the said form No.9 with the Sub Registrar Office at Vadodara, on 2/3/1972 and the tenant became the owner of the above said lands bearing Revenue Survey No.284 and 296 of village Dhanora, Taluka and District Vadodara. On demise of Samantbhai, the said land was transferred and mutated in the names of Lakhiben widow of Samantbhai Pahadsinh, Udesinh Samantsinh, Jashwantsinh Samantbhai, Pratapsinh Samantbhai and Kanakben d/o. Samantbhai Pahadbhai Gohil and their names were entered in the Revenue Records vide Entry No.985 in 1972.

Whereas the land bearing Revenue Survey No.237 admeasuring 3541 sq.mts. of village Dhanora was belonged to the ownership of Khodabhai Zinabhai and his name was entered in the Revenue Records, vide Entry No.259. On demise of Khodabhai Zinabhai and was transferred and mutated in the names of Mohanbhai Khodabhai, Ratansinh Khodabhai and Baluben d/o.Khodabhai Zinabhai, and the Mutation Entry No.927 to that effect was passed in the Revenue Records on 20/6/1984. On demise of Mohanbhai Khodabhai, his name was deleted and the name Kamlaben widow of Mohanbhai Khodabhai was entered in the Revenue Records.



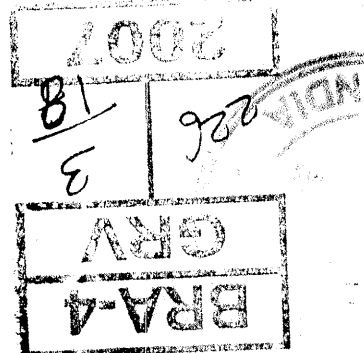
Name of Owner/s	R.S.No	Area of Land- sq.mts.	Regn. No. sale deed	Date of Registration
Lakhiben widow of Samantbhai Pahadbhai, Udesinh Samantbhai, Jashwantsinh Samantsinh & Kanak-ben d/o Samantbhai Pahadbhai Gohil.	296	14,164	2319	Executed on 22/3/88 registered on 5/5/97
Kamlaben widow of Mohanbhai Khodabhai, Ratambhai Khodabhai and Baliben Khodabhai.	297	3,541	2322	Executed on 13/5/88 Registered on 5/5/97
Fatehsinh @ Budhabhai Jorabhai	298	6,779	2322	Executed on 11/4/88 registered on 5/5/97

Gujarat Carbon Limited, now known as Gujarat Carbon and Industries Ltd., has purchased the above described lands of mouje village Dhanora, Tal Vadodara, from its owners by way of different sale deeds executed in the year 1988, and stated in each sale deed, the land owners have received the sale consideration in full from Gujarat Carbon Ltd., The said sale deeds were pending for want of certain permissions from the concerned competent authorities, and after completing the formalities for obtaining the necessary permissions, the said sale deeds were registered in the month of May 1997, the particulars of which are as under:

Whereas the land bearing Revenue Survey No.300 admeasuring 6171 sq.mts. of village Dhanora was belonged to the ownership of Mela Veera, as can be seen from the Mutation Entry No.135. On demise of Mela Veera, the said land was transferred and mutated in the names of his heirs, Laxmiben, Kashiben, Andarben, Gangaben, Amratben, all daughters of Mela Veera, Somabhai Melabhai and Ranchhodabhai Melabhai, and their names were entered in the Revenue Records, vide Entry No.987.

Whereas the land bearing Revenue Survey No.299/1 admeasuring 4654 sq.mts. of village Dhanora was belonged to the ownership of Devabhai Hathibhai and Somabhai Hathibhai, as can be seen from the Mutation Entry No.355.

Whereas the land bearing Revenue Survey No.298 admeasuring 6779 sq.mts. of village Dhanora was belonged to the ownership of Fatehsinh @ Budhabhai Jorabhai, as can be seen from the Mutation Entry No.116.



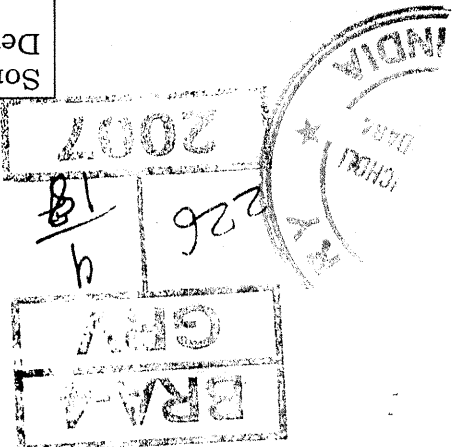
Gujarat Carbon & Industries Ltd., had availed the credit facilities from IDBI Ltd., and had created the charged over the above-described property by way of mortgage by deposit of title deeds, and the charge was registered with the office of the Registrar of Companies. The said credit facilities have been fully

Whereas Gujarat Carbon And Industries Ltd., (formerly known as Consolidated Petrotech Industries Ltd.), by obtaining the development permission from Vuda on 18/10/1989, had started in the construction work of commercial - non-agricultural purpose in the above said lands in the year 1988-89, hence, as per the judgement of the Hon'ble High Court of Gujarat, the permission under Section 65 of the Land Revenue Code and under other Acts are not required to be obtained, since, the permission under Section 29 of the Gujarat Town Planning & Urban Development Act, has been obtained by the company. The District Development Officer, Land Revenue Branch, District Panchayat, Vadodara, by his order No. Land/d/2/1425/96 dated 27/12/1996, has granted the permission to use the lands bearing Revenue Survey No. 296, 297, 298, 299/1, 300 and other lands totally admeasuring 84992 sq.mts. of mouje village Dhanora, Tal. Vadodra, for non-agricultural purposes. The said permission has been issued in the joint names of land owners and Gujarat Carbon and Industries Ltd.

Whereas the Vadodara Urban Development Authority has granted the permission for construction of factory building, in the above-described lands vide Development Permission No. Vuda/Permission/196/89 dated 18/10/1989. The said permission has been issued in the name of Gujarat Carbon Limited.

Thus, by virtue of the above said sale deeds, Gujarat Carbon Ltd., now known as Gujarat Carbon and Industries Ltd. has become the owner and occupier of the lands bearing R.S. No. 296, 297, 298, 299/1, 300 of mouje village Dhanora, Taluka Vadodara, and the name of the company is entered in the Revenue Records vide Entry No. 1154 dated 6/5/1997. The Purchaser/Buyer have verified the original Sale Deeds and Original Receipts and other papers.

Somabhai Hathibhai and Devabhai Hathibhai	299/1	4,654	2321	Executed on 23/3/88 Registered on 5/5/97
Somabhai Melabhai	300	6,171	2326	Executed on 25/5/88 Registered on 5/5/97
Makwana, Ranchhodbhai Melabhai, Makwana, Lakhiben, Kamuben, Andarben, Gangaben and Amraben, all daughters of Melabhai Veerabhai.				



NOW THIS INDENTURE WITNESSETH THAT: *OK*

The said property more particularly described in the Schedule-I given hereunder is hereby conveyed absolutely in favour of the Purchaser herein, TO HAVE AND TO HOLD AS OWNER with all the rights and titles as specified, more particularly described in the Schedule-I written hereunder.

The Vendor hereby convey absolutely, the immovable property being lands as described in the Schedule-I including other service connections and all other rights incidental, and attached to the said property, more particularly described in the Schedule-I hereunder written.

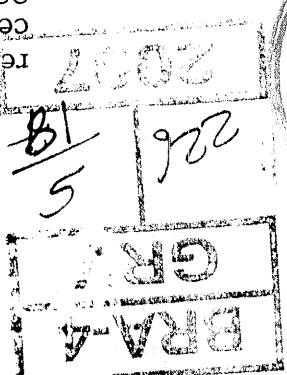
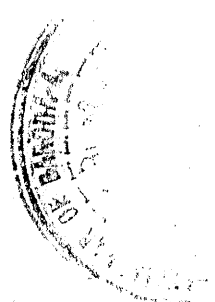
The Vendor has assured to the Purchaser that the titles to the property are clear and marketable and the same are free from encumbrances and the purchaser has perused the same and found the title to the said property clear.

The Purchaser has hereby purchased and the Vendor has hereby sold the said property, more particularly described in the Schedule-I hereunder written.

That the permission for non-agricultural use of the said property was granted by the District Development Officer, District Panchayat, Vadodra, vide his order No.Land/C/2/ 1425/96 on 27/12/1996.

The Vendor herein is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to an immovable property situate, lying and being of land bearing Revenue Survey No.296, 297, 298, 299/1 and 300, admeasuring 14164, 3541, 6779, 4654 and 6171 sq.mts. respectively, totally admeasuring 35309 sq.mts. of mouje village Dhanora, Taluka Vadodra, in the District and Registration Sub District Vadodra, with all ownership rights, more particularly described in Schedule-I hereunder written and shown within the red colour boundaries as per the plan attached herewith as Annexure-I, hereinafter referred to as "the said property".

repaid by the company and IDBI Ltd. has issued No dues certificate dated 4/6/2005, bearing No.HO/CFD 111/22B,18(GCIL)/296 addressed to the Managing Director, Gujarat Carbon and Industries Ltd., wherein it has been stated that the company has fully repaid the loans mentioned at Sr.No.1 to 4, together with interest, dues and other charges and there are no dues against the said loans. and now there are no dues pending on the lands as shown in the Schedule-I and all the certified copies of No Dues papers along with satisfaction of charges of all dues from the Registrar of Companies are given to the Purchaser by the Vendor.



In consideration of the sum of Rs.3,53,09,000/= (Rupees Three Crores Fifty Three Lacs Nine Thousand only) being the total sale consideration for sale of the property, more particularly described hereunder, paid by the Purchaser to the Vendor, the receipt whereof the Vendor hereby admits and acknowledges and to and from the same and the Vendor doth hereby grant, sell, assign, release, convey and assure to the purchaser for all the said property together with messuages, right of way, entrance passage, easements, appurtenances and situate lying and being land bearing Revenue Survey No.296, 297, 298, 299/1 and 300, admeasuring 14164, 3541, 6779, 4654 and 6171 sq.mts. respectively, totally admeasuring 35309 sq.mts. of mouje village Dhanora, Taluka District Vadodara, with all the ownership and possessory rights in respect of the property described in the Schedule-I hereunder written, together with ditches, fences, trees, drains, ways, paths, privileges, easements, profits, advantages, rights, electrical connection, water and drainage connections, installed in the said property and appurtenances, whatsoever to the said property or any part thereof belonging or in any manner appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed herewith or reputed or known as a part thereof to belong or be appurtenant thereto AND ALL the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever, at law and in equity of the Vendor in to, out of or upon the said property, more particularly described in Schedule-I hereunder written, the said lands are hereby granted, released, conveyed and assured and intended or expressed so to be with their and every of its rights, appurtenances in to and to the use and benefit of the purchaser for ever subject to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the State of Gujarat, Fanchayat and/or concerned electricity board or any other public body in respect thereof AND the vendor doth hereby for itself and its successor or successors and assigns covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendor or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for it made, done, committed, omitted or willingly suffered to the contrary. The Vendor company declares that the company has all good right, full power and absolute authority to grant, release, convey and assure and said property hereby granted, released, conveyed or assured or intended so as to be up to and to lawful for the Purchaser in the manner aforesaid AND that it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have occupy, granted with their appurtenances and receive the rents, issues and profits thereof and every part thereof to and for its own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendor or their successor or successors and assigns or any of them from or by any person or persons

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lawfully or equitably claiming or to claim by, from, under or in trust from it AND that free and clear and freely and clearly and absolutely acquitted, released, indemnified and for ever discharged or otherwise by the Vendor well and sufficiently saved, defended kept, harmless and indemnified or from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had made executed occasioned or suffered by the Vendor or by any other person or persons lawfully or equitably claiming or to claim, by, from under or in trust for it AND FURTHER that the Vendor and all person having or lawfully or equitably claiming any estate right title or interest at law or in equity in the said land hereby granted or any part thereof by from under or in trust for it the Vendor or his successor or successors and assigns or any of them shall and will from time to time and at all times hereafter at the request and all legal cost of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyance and assurances in law whatsoever for the better, further and more perfectly and absolute granting and assuring the said property and every part thereof hereby granted unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required by the Purchaser or its successors or assigns or their counsel in law and the Vendor so far as relates to its own act and deeds only but not further or otherwise doth HEREBY covenant with the Purchaser that the Vendor has not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby it is prevented from granting and conveying the said land in the manner aforesaid or whereby the same or any part thereof are it can or may be charged encumbered or prejudicially affected in estate title or otherwise howsoever AND THAT the Vendor doth hereby covenant with the Purchaser that the Vendor will as regards as only of the deeds and writings specified are in the possession of the Vendor at all times hereafter unless prevented by fire and/or inevitable accidents upon every request and at the cost of the Purchaser or any person or persons having or claiming through the Purchaser in estate in the said land herein before expressed to be hereby granted conveyed and assigned or any part thereof produce or cause to be produced to the Purchaser or such other persons as aforesaid or agents or attorney or such person or persons as it shall direct in the course of any judicial or other proceedings or otherwise as the occasion shall require of or any of the said deed and writings specified for the proof defense and support of the title and possession of the Purchaser or of such person or persons as aforesaid to the said open land thereon and as herein before expressed to be hereby granted conveyed and assured or any part thereof and will permit the same to be examined inspected or given in evidence and also at the like request and cost of the Purchaser or any such other person or persons as aforesaid make and furnish to it such true and attested or such copies of abstracts and extracts from the said

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writings respectively as it may require and shall keep the said deeds and writings saved unaltered and non-cancelled.

The Purchaser has by way of full consideration for the purchase price of the property conveyed hereunder, paid to the Vendor the sum of Rs.3,53,09,000/= (Rupees Three Crores Fifty Three Lacs Nine Thousand only) paid by Cheque/Draft/Banker's Cheque No. 008075, dt. 06/01/2007 drawn on Citibank, Mumbai, in favour of the Vendor and the Vendor hereby acknowledge the receipt of the sale price having been received by the Vendor.

The Purchaser Company has by way of full consideration for the purchase price of the said property paid to the Vendor in total agreed sale consideration being Rs.3,53,09,000/= (Rupees Three Crores Fifty Three Lacs Nine Thousand only) and have collectively acquired the entire property and have become the owner and have acquired absolute ownership of the property conveyed by the Vendor to the Purchaser herein.

The Purchaser company hereby agrees and confirms that the company has acquired absolute ownership and all interest, title, right in the property along with all easement rights and shall have interest in the property purchased hereunder in the same proportion in which the Company has paid full consideration to the Vendor.

The present Deed of Conveyance is executed today upon Vendor's assurance that the titles to the property are clear and marketable and free from encumbrances. The Vendor is competent to execute this deed.

All the revenue, rates and taxes including electricity consumption charges, panchayat taxes payable for the period up to the date of registration of these presents shall be paid by the Vendor and the Purchaser shall pay the same hereafter. The Vendor hereby confirm that there has not been any apprehending/pending any litigations, claims and disputes in respect of the property sold hereunder and that no notice of acquisition or requisition has been issued and that the titles are free from encumbrance, clear and marketable. The Vendor further assures to the Purchaser that the Vendor, under the Resolution passed by the Vendor in its Board's meeting and also under the Resolution passed by the General Body in its Annual Meeting on 26/4/2006 and also under the Resolution passed by the General Body in Annual General Meeting held on 15/9/2006, authorized the company's director Shri L.K. Guglani, to transfer the property by way of execution of these presents as shown Red in map annexed in Schedule-II and if any defect in the title is discovered hereafter or if the Vendor's competence to execute these presents is challenged or disputed for any reason whatsoever, the Vendor hereby agree to indemnify and keep indemnified the Purchaser

against all the claims and disputes, challenging Vendor's competence to execute these presents or any other defect in the titles to the property.

The possession of the property is handed over / surrendered today upon execution of Deed of Conveyance. The Purchaser has today received an actual peaceful vacant possession of the above said land and conveyed hereunder as an absolute owner.

The Purchaser shall bear all the cost, charges and expenses in connection with preparation and execution of this deed of conveyance, stamp duty, all applicable taxes and registration charges for the Deed of Conveyance and shall bear all the future demands of stamp duty if imposed by Stamp Duty Collector.

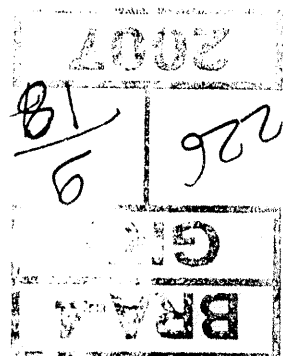
That the Purchaser shall be competent and is entitled to get the property transferred in their name in all Government records, etc. The Purchaser shall also be entitled to get their names entered in the City Survey Record, in the record of Panchayat, Vadodara, etc. The Vendor shall sign and execute necessary papers/documents to give effect for transfer of the said Property and all service connections in favour of the Purchaser.

The Vendor has obtained the permission from Bank of Baroda, by releasing mortgage for passage of land admeasuring about 200 sq.mts. for the use as passage for purchaser.

The Vendor is seized and possessed with a piece of land bearing R.S.No.S-304/2 in Moje village Dhanora, Taluka Vadodara, admeasuring about 5471 sq.mts. and R.S.No.S-306 in Moje village Dhanora, Taluka Vadodara, admeasuring about 3440 sq.mts. (both the land collectively referred to as the "Vendor's Land") adjoining the south side of the vendor's aforesaid land, there is a road having width of 15 ft. to 18 ft. (4.57 mts. to 5.49 mts.).

For enabling the Purchaser to access the said land more easily, the Vendor has assigned all easement right on south sides of the Vendor's land in such a manner that the width of the road abutting the Vendor's land is at least 20 ft. (6.10 mts.) and such area is marked by Blue colour on the drawing of the Vendor's land enclosed herein as Schedule-III (the Easement Land).

Thus in consideration of the Purchaser purchasing the said land from the Vendor, the Vendor grants to the Purchaser FULL AND FREE right and liberty for the Purchaser and its successors in the title as owners or occupiers for the time being of the said land and its tenants, servants, visitors and all other persons authorized by it in common with the Purchaser and others having the said easement right at all times hereafter to pass and repass with or without vehicles, animals, cattle, carriages or other vehicles



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laden or unladen without any disturbance over the Easement Land along with path 2 (two) feet wide on East Side of the Vendor's land and 5 (five) feet wide on the West Side of the Vendor's land between the points marked A, B, C & D on the plan, as shown in Schedule-III which path has been shown on the plan by dotted lines, for the purpose of using the said land as passage and vice versa by Purchaser TO HOLD the same to the Purchaser and its successors in the title as appurtenant to the said land.

For enabling the Purchaser and its successors in title to have full and complete access to the Easement Land, the Vendor shall move the wall on its own land shown in the map annexed and marked as Schedule-III, Land to the dotted line between points C & D.

The Vendor hereby declares that all the original sale deeds, NA permission and other relevant documents in respect of payment of all revenue dues as on today, all satisfaction of charges being deleted from Registrar of Companies, map of the land from Vuda, permission for construction obtained from Vuda and all other papers concerning to the land of Village Dhanora, Taluka District Vadodara, have been handed over to the Purchaser today.

Schedule-I of the property:
The immovable properties being Non-Agricultural lands bearing Revenue Survey No.296, 297, 298, 299/1 and 300, admeasuring 14164, 3541, 6779, 4654 and 6171 sq.mts. respectively, totally admeasuring 35309 sq.mts. of mouje village Dhanora, Taluka Vadodara, in the District and Registration Sub District Vadodara and bounded on or towards:

Revenue Survey No.296:
East : R.S.No.298 and 297,
West : R.S.No.295,
North : Road,
South: Road.

Revenue Survey No.297:
R.S.No.300,
R.S.No.296,
R.S.No.298,
Road.

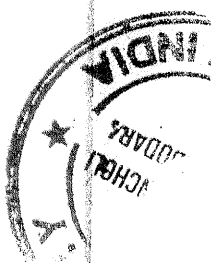
Revenue Survey No.298:
East : R.S.No.299/1,
West : R.S.No.296,
North : Road,
South: R.S.No.297.

Revenue Survey No.299/1:
R.S.No.299,
R.S.No.298,
Road,
South: R.S.No.300.

Revenue Survey No.300:
East : R.S.No.301,
West : R.S.No.297,
North : R.S.No.299/1,
South: Road.

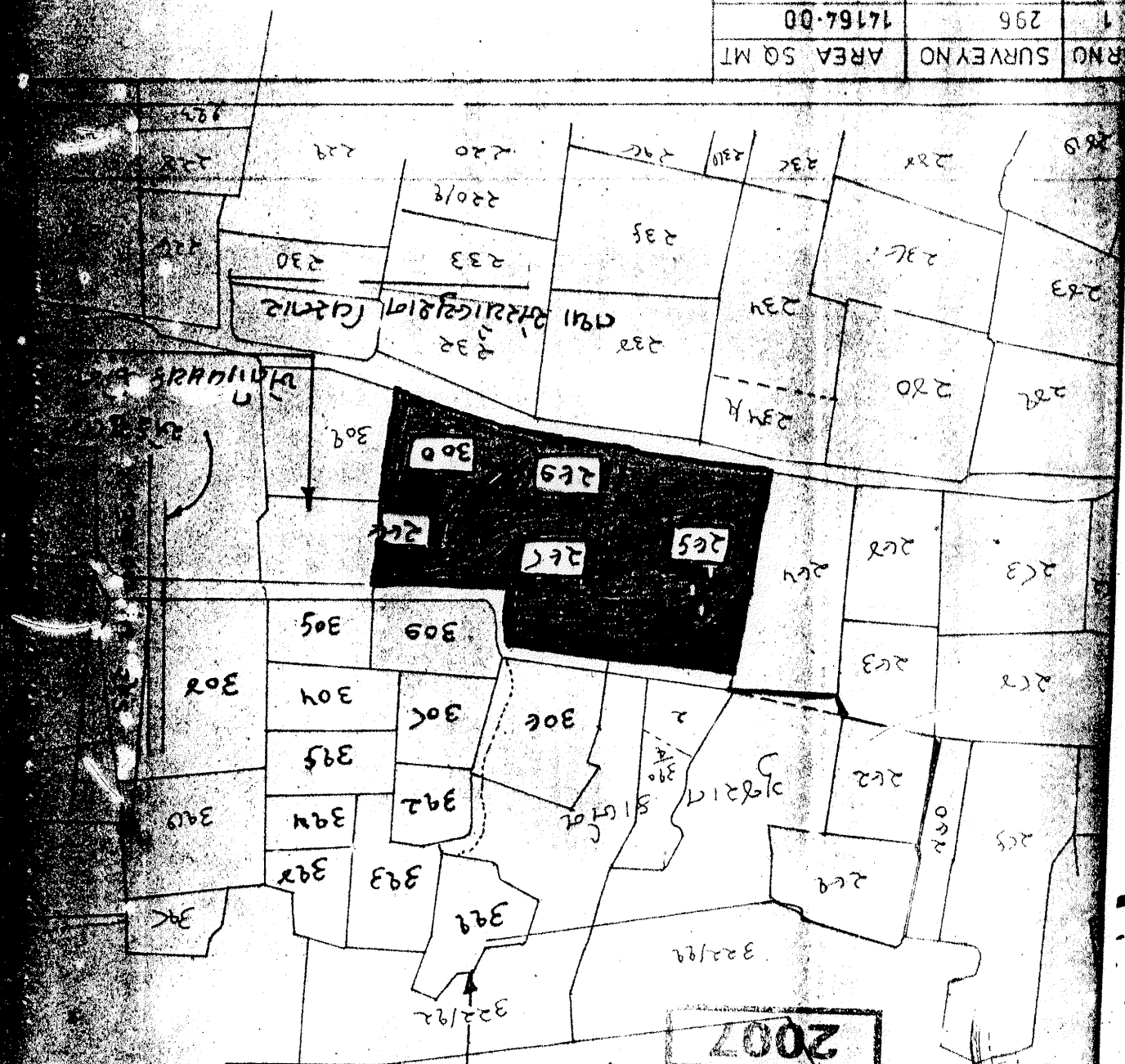
Schedule-II : Map with Red Mark:

Schedule-III : Map showing passage marked A,B,C,D. *any*

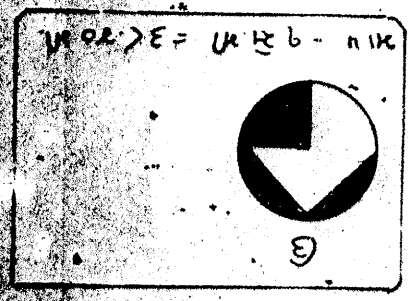


MANAGING DIRECTOR
 For GUJARAT CARBON AND INDUSTRIES LTD.
 SCHEDULE - II

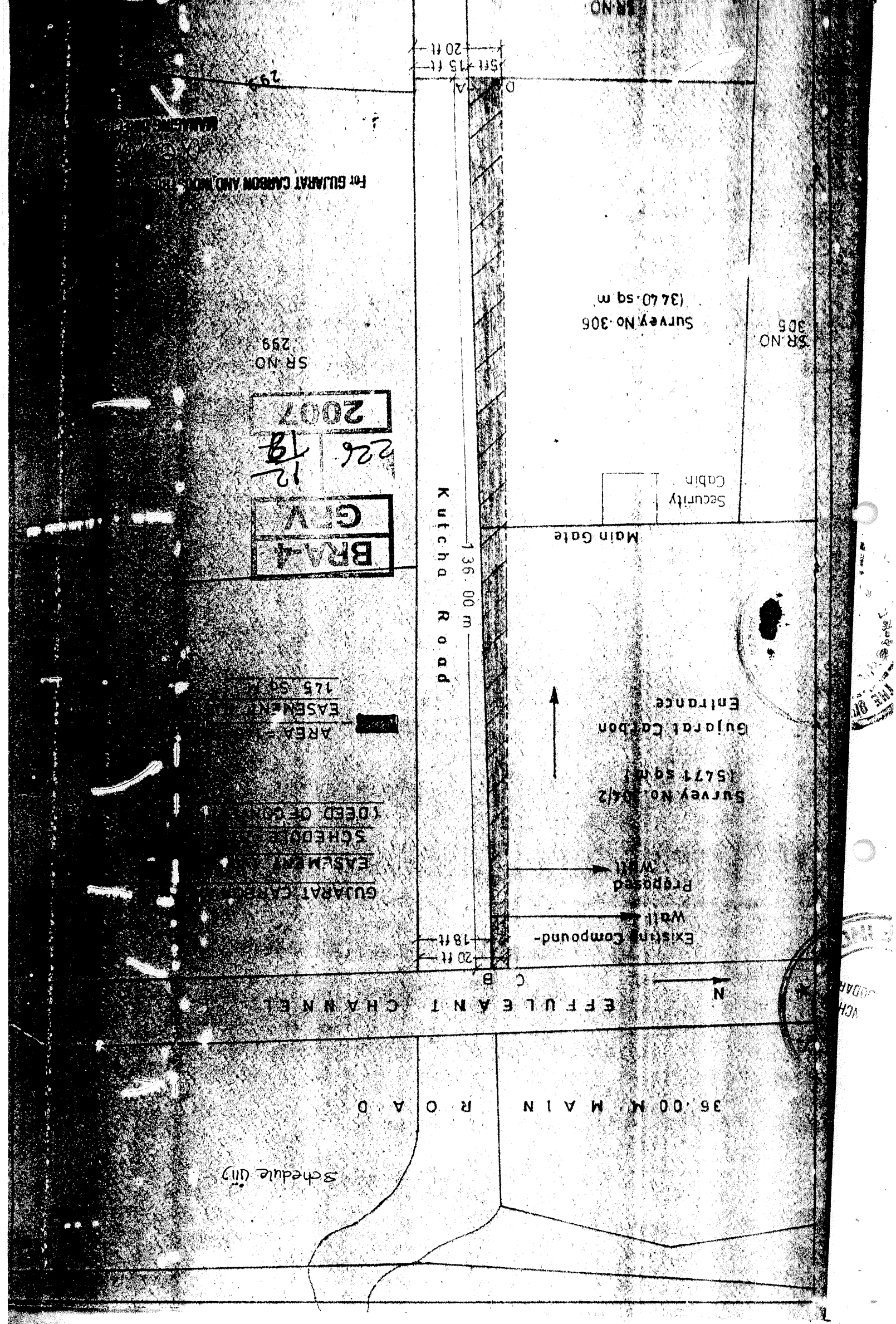
RNO	SURVEY NO	AREA SQ MT
1	296	14164.00
2	297	3541.00
3	298	6779.00
4	299/1	4654.00
5	300	6171.00
	TOTAL	35309.00



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GUJARAT CARBON AND INDUSTRIES LTD.
 R.S. NO-296 TO 298, 299/1, 300, 304/2,
 305 TO 308, 309/1, 309/2,
 311 TO 316, VILL. DHANORA
 DIST. BARODA.



Kutchha Road

136.00 m

Security Cabin

Main Gate

Entrance
Gujarat Carbon
Survey No. 304/2
157.71 sq m

Proposed Wall
Existing Compound-Wall

18 ft
20 ft

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SR NO 299

SR NO 305

Survey No. 306
(37.60 sq m)

GUJARAT CARBON
EASEMENT
SCHEDULE
DEED OF CONVEYANCE
AREA -
EASEMENT -
175.50 m

35.00 M. MAIN ROAD

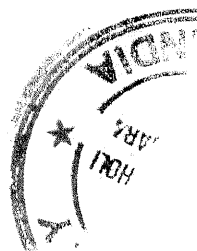
Schedule (III)

EFFULGANT CHANNEL

N

51 ft 15 ft
20 ft

IN WITNESS WHEREOF the Vendor herein has today executed this Deed of Conveyance on the date mentioned hereinabove.



Signed and Delivered
)
by the Withinnamed
)
Lalit Kumar Guglani,
)
Managing Director and
)
Authorised Signatory of
)
M/s. Gujarat Carbon &
)
Industries Ltd.,
)
The Owner/Vendor

For GUJARAT CARBON AND INDUSTRIES

A. C. Garg
MANAGING DIRECTOR

Signed and Delivered
)
by the Withinnamed
)
Shri Hemant V. Udeshi
)
Authorised Signatory of
)
M/s. Insedu Specialty
)
Chemicals Pvt. Ltd.
)
The Purchaser/Buyer

For Insedu Specialty Chemicals Private Limited
Hemant V. Udeshi
Director/Authorised Signatory

Witnesses:

1. T. R. VISHWANATHAN

[Signature]

2. P. J. RAJAN

[Signature]

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Schedule under Section 32(A) of the Indian Registration Act.

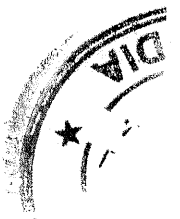
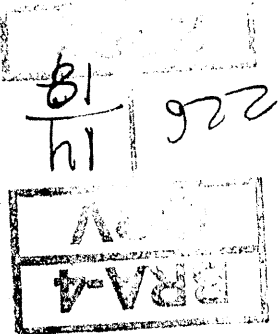
Name & Signature Photograph Thumb Impression

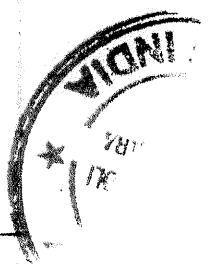
Lalit Kumar Guglani
 Lalit Kumar Guglani,
 Managing Director/
 Authorised Signatory of
 Gujarat Carbon & Industries
 Limited,
 The Vendor/Party of the
 First Part.



Hemant Udeshi,
 Authorised Signatory of
 Insedu Specialty Chemicals
 Private Limited,
 The Vendee/Party of the
 Second Part.

Hemant Udeshi





Serial No. 226
presented of the office of the
Sub-Registrar of SRO-Vadodara-4 Gorva
between the hour of 10 to 11
on date 10/01/2007

Receipt No :- 5860489
Received Fees as following Rs.
Registration Fees 529710
Fee for photography (17)
Postage Fee :-
TOTAL :- 529880
(Rupees Five Lac Twenty Nine Thousand Eight Hundred Eighty Only)


Hemant V. Udeshi
M/s. Insedu Specialty Chemicals
Pvt. Ltd. Authorised Signatory
Incharge Sub Registrar
SRO-Vadodara-4 Gorva
(K. B. RATHVA)


Incharge Sub Registrar
SRO-Vadodara-4 Gorva
(K. B. RATHVA)

Sl.no	Party Name and Address	Age	Photograph	Thumb Impression	Signature
-------	------------------------	-----	------------	------------------	-----------

1. M/s GUJARAT CARBON AND INDUSTRIES Ltd. MANAGING DIRECTOR Lalit Kumar Guglani (Business)
6th Floor, Offal Towers, R.C.Dutt Road, Vadodara
PAN No. AAACG72731
Claimant

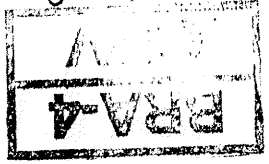


L. Guglani

2. M/s. Insedu Specialty Chemicals Pvt. Ltd. Authorised Signatory Hemant V. Udeshi (Business)
Akhandanand, 38 Marol Cooperative Industrial Estate, Off. M.V.Road, Andheri (East), Mumbai 400059.
PAN No. AABCI5616G



Hemant V. Udeshi



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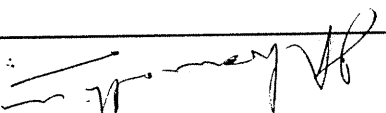
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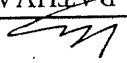
Executing Party admits execution

- 1. Prakesh J. Parikh (Advocate)
Raopura,
Vadodara
- 2. T.R. Vishwnathan (Business)
Goti Road,
Vadodara

State that they personally know
above named executant and
Identifies him/them

- 1. 
- 2. 

Day 10 of Month January - 2007


(K.B. RATHVA)

Incharge Sub Registrar
SKO-Vadodara-4 Gorva

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Produced Form No.1
for finalise the Marketvalue.
Date :10/01/2007

(K. B. RATHVA)
Incharge Sub Registrar
SRO-Vadodara-4 Gorva

Affidavite presented as per the circular No.9
U.L.C 1099/1040/0/1 dated 07/08/1999 by
Revenue Department, Government of Gujarat.

Date. 10/01/2007

(K. B. RATHVA)

Incharge Sub Registrar
SRO-Vadodara-4 Gorva

Verified PAN No/GIR No as per
Income Tax Rules 1962.

Executant No. AAAC 723 L
Claimant No. AABCI 5610 K

Conformer No.

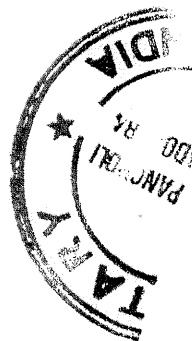
Date : 10/01/2007

(K. B. RATHVA)
Incharge Sub Registrar
SRO-Vadodara-4 Gorva

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(JANAK PANCHOLI)
NOTARY

ATTESTED
[Signature]

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(K. B. RATHVA)
Incharge Sub Registrar
SRO-Vadodara-4 Gorva

Registered No. 226
Book No. J
Date : 10/01/2007

CHIEF OF THE

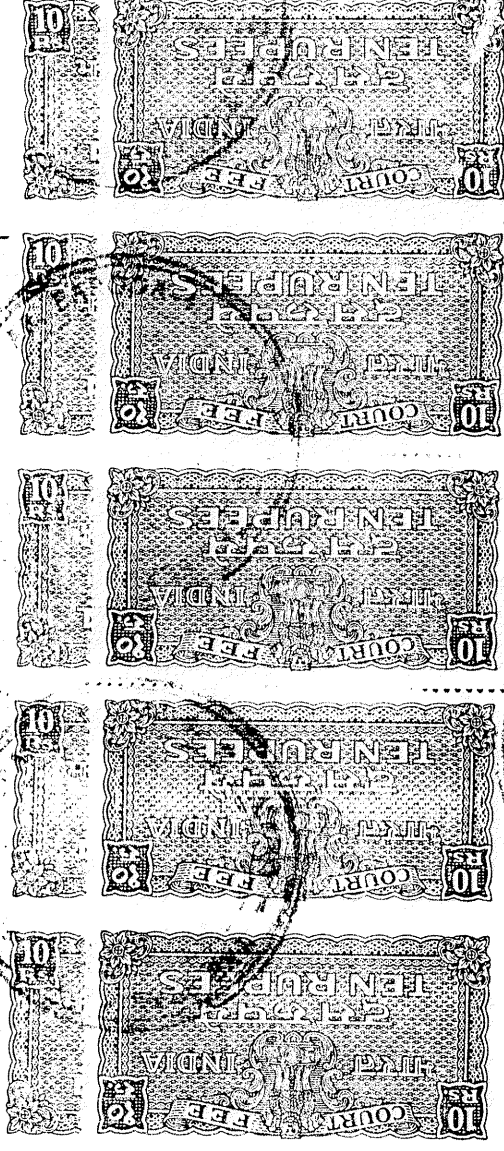
CHIEF OF THE

અનુક્રમણિકા નંબર - ૨

સબ-રજીસ્ટ્રાર કચેરી, વડોદરા-૪ (ગોરવા)

ગામનું નામ - ધનોરા

દસ્તાવેજનો પ્રકાર અને અવેજ -- (માડા પંટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	ચરવે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	સેતરણ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પસકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેવાર પસકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	તારીખ રજીની નોંધણીની	અનુક્રમ, વોલ્યુમ અને પૃષ્ઠ નંબર	શેરો
માલિક. ફેરખત/વેચાણ રૂ. ૩૫૩૦૬૦૦૦=૦૦	Non-Agricultural Lands Revenue Survey No. ૨૬૬, ૨૬૭, ૨૬૮, ૨૬૯/૧ And 300 admeasuring ૧૪૧૬૪, ૩૫૪૧, ૬૭૭૬, ૪૬૫૪ અને ૬૧૭૧ Sq.mts Totally admeasuring ૩૫૩૦૬ Sq.mts.			M/s GUJARAT CARBON AND INDUSTRIES Ltd. MANAGING DIRECTOR Lalit Kumar Guglani	M/s. Ihsedu Speciality Chemicals Pvt. Ltd. Authorised Signatory Hemant V. Udeshi	૧૦/૦૯/૨૦૦૭ ૧૦/૦૧/૨૦૦૭	૨૨૬	



મુકાબલ કરનાર R.V. Joshi

ખરી નકલ

ATTESTED

Janak Pancholi

(JANAK PANCHOLI)

૩૨૨ પ્રકાશ પરીખ ની તારીખ ૧૦/૦૯/૨૦૦૭ ના રોજની

અરજી નંબર : ૧૧૯ ઉપરથી નકલ આપી

તારીખ: ૧૦/૦૧/૨૦૦૭

સહ-રજીસ્ટ્રાર
વડોદરા-૪ (ગોરવા)

નોંધ : કોમ્પ્યુટર પ્રિન્ટમાં કોઈ પણ રીતે કરેલ સુધારો માન્ય ગણાશે નહીં.

સહ-રજીસ્ટ્રાર
વડોદરા-૪ (ગોરવા)